

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K10/269**
关于申请编号 A/K10/269 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/K10/269		
Location/address 位置/地址	21 Yuk Yat Street, To Kwa Wan, Kowloon 九龙土瓜湾旭日街 21 号		
Site area 地盘面积	About 约 539.3 sq. m 平方米		
Plan 图则	Approved Ma Tau Kok Outline Zoning Plan No. S/K10/26 马头角分区计划大纲核准图编号 S/K10/26		
Zoning 地带	"Residential (Group E)" 「住宅(戊类)」		
Applied use/ development 申请用途/发展	Proposed Flat, Shop and Services and Eating Place 拟议分层住宅、商店及服务行业及食肆		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	Not more than 不多於 4,044.75	Not more than 不多於 7.5
	Non-domestic 非住用	Not more than 不多於 808.95	Not more than 不多於 1.5
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	1	
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 100	mPD 米(主水平基准上)
		Not more than 不多於 24	Storey(s) 层 Exclude 不包括 Basement 地库
Site coverage 上盖面积	Below 24m 24 米以下:	Not more than 不多於 92%	
	Above 24m 24 米以上:	Not more than 不多於 40%	

No. of units 单位数目	110 Flats 住宅单位	
Open space 休憩用地	Private 私人	Not less than 不少於 308 sq. m 平方米
	Public 公众	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数	
	Private Car Parking Spaces 私家车车位	13
	<i>Disabled Visitor Car Parking Space 残疾人士访客泊车位</i>	<i>11</i>
	<i>Motorcycle Parking Spaces 电单车车位</i>	<i>1</i>
	<i>Light Goods Vehicle Spaces 轻型货车车位</i>	<i>2</i>
Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		2
Light Goods Vehicle Spaces 轻型货车车位		2

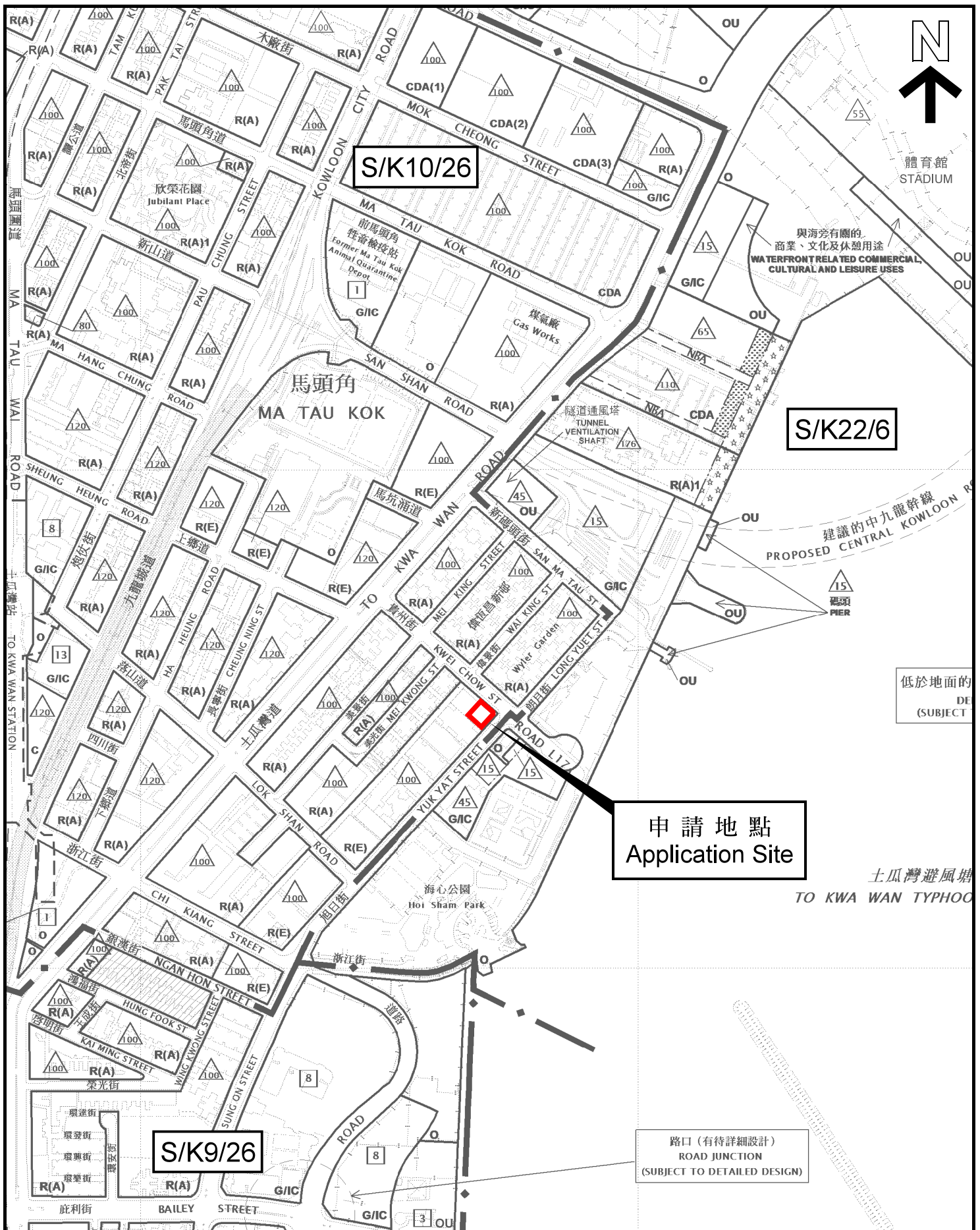
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Land Contamination Review 土地污染报告</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

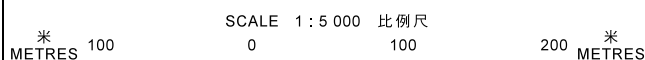


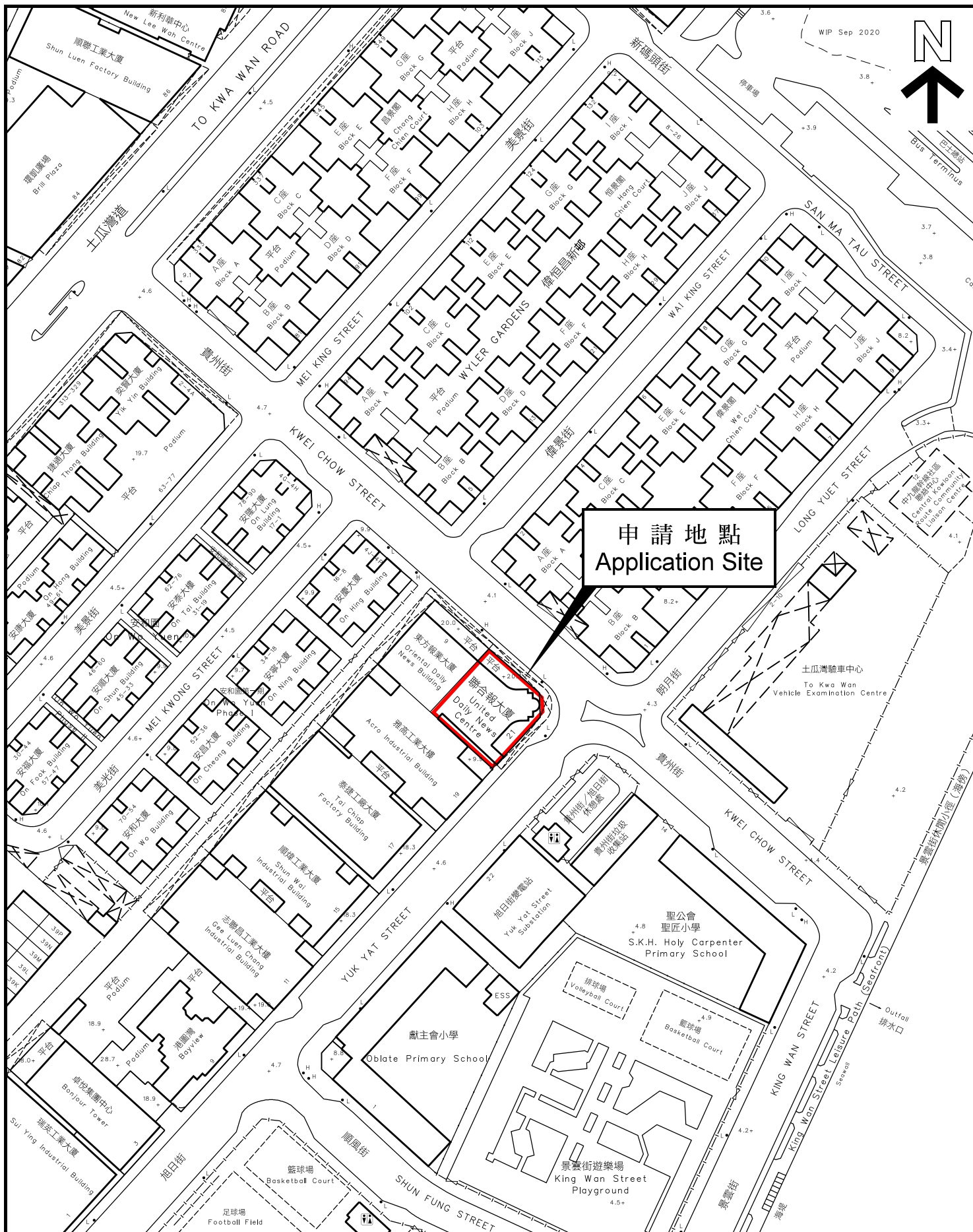
本摘要圖於2021年4月22日擬備，
所根據的資料為：
於2017年10月31日核准的分區計劃大綱圖編號
S/K9/26，於2021年1月5日核准的分區計劃
大綱圖編號S/K10/26，以及於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 22.4.2021
BASED ON OUTLINE ZONING PLANS No.
S/K9/26 APPROVED ON 31.10.2017,
S/K10/26 APPROVED ON 5.1.2021 AND
S/K22/6 APPROVED ON 15.5.2018

位置圖 LOCATION PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K10/269





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年4月22日擬備，
所根據的資料為測量圖編號
11-NE-16A和C
EXTRACT PLAN PREPARED ON 22.4.2021
BASED ON SURVEY SHEETS No.
11-NE-16A & C

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K10/269



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for the proposed ‘Flat’, (“**the Proposed Development**”) at No. 21 Yuk Yat Street, To Kwa Wan (“**the Application Site**”).

The Application Site falls within an area zoned “Residential (Group E)” (“**R(E)**”) on the Approved Ma Tau Kok Outline Zoning Plan No. S/K 10/26 (“**the OZP**”). According to the OZP, ‘Flat’ is under Column 2 of Schedule I of the “**R(E)**” zone, which requires planning permission from the Board. Upon completion of the Proposed Development, it will provide about 110 flats, responding to 2020 Policy Address by tapping in additional housing supply in the developed urban area. The proposed plot ratio of not more than 9.0 and building height of not more than 100mPD conform to the respective requirements under the OZP.

This Application conforms to the planning intention of the “**R(E)**” zone and is compatible with the surrounding land uses. By eliminating the prevailing industrial/residential interface problems via redevelopment, the Proposed Development is in line with the To Kwa Wan urban restructuring trend by acting as the catalyst for mixed-use development in the vicinity. The design merits brought forth by the Proposed Development, in conforming to the established urban planning and design guidelines, will improve the air/ visual permeability of the vicinity is in line with the Explanatory Statement of the OZP.

Technical sustainability of the proposed 110 flats has been confirmed together with the planning gains actualized by the proposed design and supported by the desirable planning precedents. This Application demonstrates full compliance of the statutory plan for the proposed ‘Flat’ use.

In view of the above justification, we would sincerely seek the favourable consideration of the Board to approve this application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

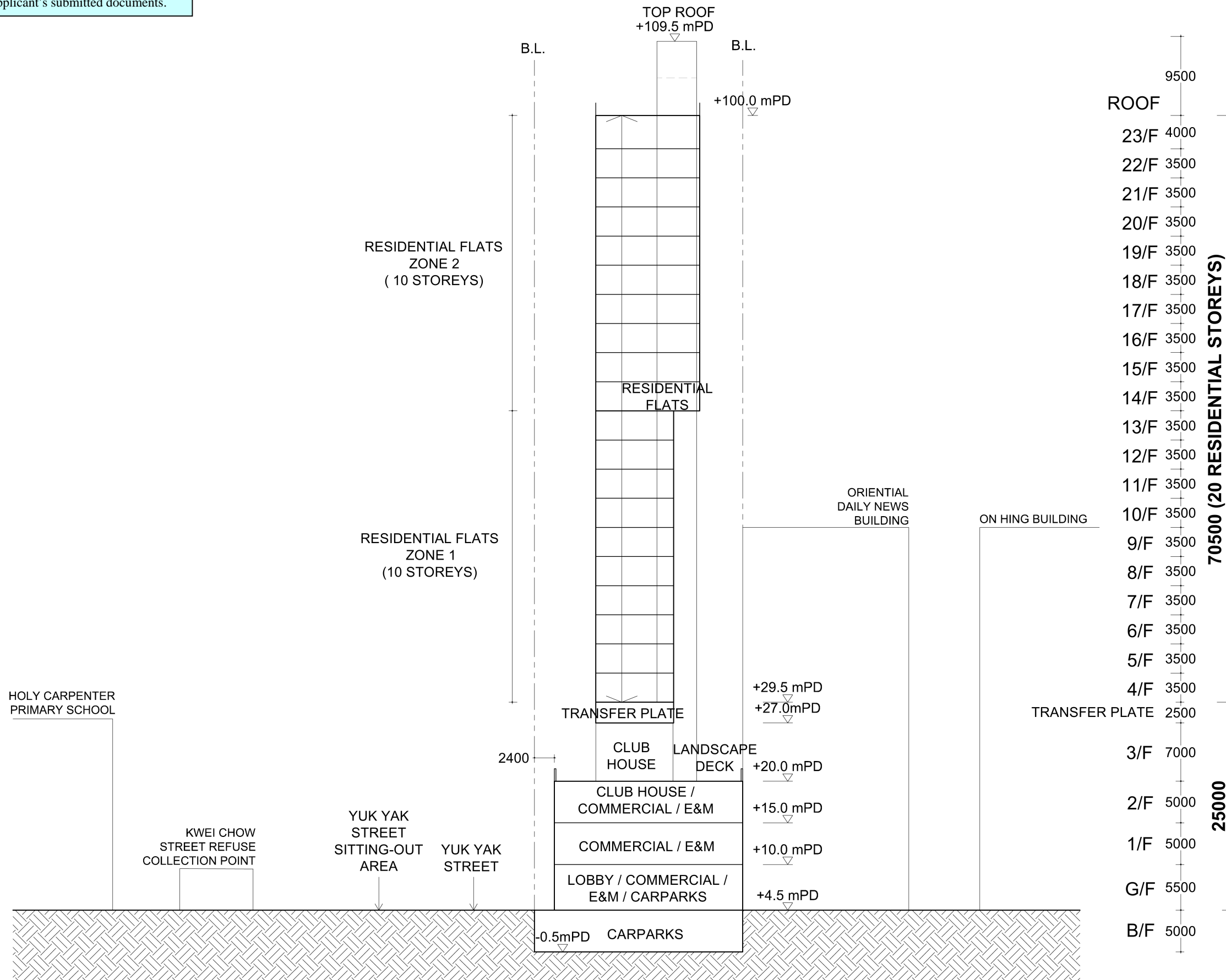
本規劃申請根據《城市規劃條例》第 16 條，就九龍土瓜灣旭日街 21 號 (下稱「申請地點」) 的用地，向城市規劃委員會 (下稱「城規會」) 申請作擬議分層樓宇 (下稱「擬議發展」)。

申請地點現時於《馬頭角分區計劃大綱核准圖編號 S/K10/26》(下稱「核准圖」) 劃作「住宅(戊類)」地帶。根據核准圖有關「住宅(戊類)」地帶的註釋，「分層樓宇」屬於「住宅(戊類)」地帶附表 I 的第二欄用途，需要獲得城規會的規劃許可。擬議發展落成後可以於市區提供約 110 個住宅單位，藉此回應 2020 年施政報告關於增加房屋供應的需求。擬議容積率及建築物高度合乎核准圖的相關要求，將不多於 9.0 及 100 米(主水平基準以上)。

是次規劃申請符合「住宅(戊類)」地帶的規劃意向，並與鄰近土地用途互相協調。透過重建而解決現時工業區與住宅區為鄰所產生的問題，擬議發展符合土瓜灣空間重塑方向，亦可吸引鄰近用地重建作多用途發展。擬議發展亦參考規劃和設計指南以提供設計優點，藉以加強空氣/視覺方面的滲透度，呼應核准圖說明書於此地帶作重建項目的條件。

有關擬議提供 110 個住宅單位的技術可行性經已確定。擬議發展亦充分提供規劃增益，並有規劃先例支持，所以是次規劃申請完全達到法定圖則於申請地點作住宅發展的要求。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



PROPOSED DEVELOPMENT AT 21 YUK YAT STREET,
TO KWA WAN, KOWLOON

SCHEMATIC SECTION B-B

SCALE : 1 : 150
DATE : 03/2021
DWG NO. : A-10



申請編號 Application No. : A/K10/269

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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